



COUNCIL WORK SESSION

Tuesday, February 24, 2015

6:30 p.m.

Coon Rapids City Center

Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discussion on Feasibility Report for Bunker Hills Clubhouse Bar Expansion and New Golfers Bar & Grill
2. Discussion on HOPE 4 Youth Music Festival at Boulevard Park

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 02/24/2015

Subject: Discussion on Feasibility Report for Bunker Hills Clubhouse Bar Expansion and New Golfers Bar & Grill

Submitted For: Steve Gatlin, City Manager

From: Cher Ridout, Admin Secretary II

INTRODUCTION

City Council recently authorized preparation of a preliminary feasibility study for expansion of the Bunker Hills Clubhouse bar and a new golfer's bar & grill to be located on a portion of the current golfer patio area. Partners & Sirny have completed plans for the feasibility study and cost estimates have been prepared. Consideration of the feasibility report is appropriate at this time.

DISCUSSION

DISCUSSION

Council has authorized preparation of a feasibility study to address several deficiencies in the current Bunker Hills Clubhouse. Staff feels the bar is too small and should be expanded. In addition, staff believes it is appropriate to have a separate bar area for golfers with less expensive food and beverage offerings. This would provide golfers their own space away from the dining area. A plan sheet showing the proposed locations of the expanded bar area and golfer's bar and grill is attached.

A more detailed description of each of the projects follows:

Bar Expansion

The bar expansion involves adding 66 seats to the bar by eliminating the existing golfer lounge area, pull tab ticket sales area and the space formally used for the ATM and vending machines. This project also includes removal of the wall between the large conference room and restaurant and installing doors in the opening. This will allow the seating capacity in this area to increase by six and could still accommodate larger meetings up to 24 people.

The total estimated cost for the expansion of the bar area is \$273,000 which includes all construction, necessary furniture, art and AV equipment.

New Golfer Patio Bar & Grill

In order to provide a separate space for golfers, it is proposed to construct a new golfer's bar & grill on a portion of the existing patio adjacent to the simulator lounge and pro shop. This space would provide seating for up to 89 people and would provide an area for golfers to have breakfast, lunch and dinner without having to go into the dining room. Also, Morrissey Hospitality Group contemplates less expensive prices for alcohol in this location to accommodate golfers.

The total estimated cost for a new golfer patio bar & grill is \$320,000. This figure includes construction, furniture, art and other equipment.

Morrissey Hospitality Group has projected revenues due to the increased capacity and flexibility of these spaces. These numbers are shown on the attached spreadsheet. For the main dining area and bar, the increase in revenue is

projected to be \$246,000. For the addition of the new golfers bar & grill, additional revenue is projected to be \$222,000. Morrissey Hospitality Group assumes ten percent of that will be net income of \$24,600 and \$22,200 respectively. The net income is before depreciation and financing costs. Without considering these fixed costs, the additions would pay for themselves in 11 to 14 years.

Representatives from the Morrissey Hospitality Group will be attending the work session and will be available to explain calculations in greater detail.

RECOMMENDATION

Staff seeks direction from the City Council as to how to proceed with this item. We have not explored in detail how the improvements would be financed but they could be financed from several sources including bonds or an internal loan.

Attachments

Clubhouse Plan

Golf Pro Forma

BUNKER
HILLS

Coon Rapids, MN

RESTAURANT REMODEL

2/4/15 PHASE 1 BUDGET

ISSUED

I hereby certify that this plan,
specification or report was prepared by
me or under my direct supervision
and that I am a duly Registered
Architect under the laws of the State
of Minnesota

John E. Sirny
14567
Registration No.

SEAL

PROJ. DATE FEB. 4, 2015

PROJ. NO. 2918

UPPER LEVEL
FLOOR PLAN

SHEET TITLE

A1.0

SHEET NO.

PLAN NOTES:

1. ALL FURNITURE, BOOTHS AND OFFICE FURNITURE IN F.F.E. (BY OWNER).
2. VERIFY ALL MECH. & ELEC. AND RELOCATE EXIST. TO NEW LOCATION.
3. VERIFY WITH OWNER OF ALL EXISTING CABINETS OF IT'S REPURPOSING / DISPOSAL.
4. CONSTRUCTION MANAGER TO PACKAGE CONSTRUCTION COSTS PER PROJECT AREAS INDICATED ON PLAN.
5. ESTIMATE ALL COSTS TO NOT INTERRUPT. OR NOTIFY OWNER DURING CONSTRUCTION.
6. WHEN POSSIBLE REUSE EXISTING TRIM AND REINSTALL OR PROVIDE NEW TO MATCH EXIST.

SHEET INDEX

A1.0 UPPER LEVEL FLOOR PLAN
A10.0 INTERIOR ELEVATIONS
A5.0 EXTERIOR ELEVATIONS & SECTIONS

EXISTING CEILING AND DOWN LIGHTS TO REMAIN
PATCH TO MATCH EXISTING CEILING.
REMOVE EXIST. CARPET AND INSTALL NEW G.T.
FLOOR TO MATCH GOLFER GRILL 128

NEW BOOTHS
REMOVE EXIST.
REPURPOSE EXISTING
CABINETS INTO
CLUB REPAIR

PROJECT AREA D

REUSE AND RELOCATE
EXISTING DOOR AND CASING

2 NEW DOORS AND
CASING TO MATCH EXIST.

REMOVE EXIST.
CASEWORK AND
PATCH TO MATCH
EXISTING WALLS AND
FLOORS

REMOVE EXIST.
DECK SURFACE

NEW KITCHEN
EQUIPMENT
-SEE KITCHEN PLANS

PRO SHOP
(C132)

PRO OFFICE
(C131)

PRO SHOP
ENTRY (C130)

CLUB
REPAIR
(C129)

COPIER
(C128)

WORK ROOM
(C127)

PRO OFFICE
(C126)

PRO SHOP
(C125)

PRO SHOP
(C124)

PRO SHOP
(C123)

PRO SHOP
(C122)

PRO SHOP
(C121)

PRO SHOP
(C120)

PRO SHOP
(C119)

PRO SHOP
(C118)

PRO SHOP
(C117)

PRO SHOP
(C116)

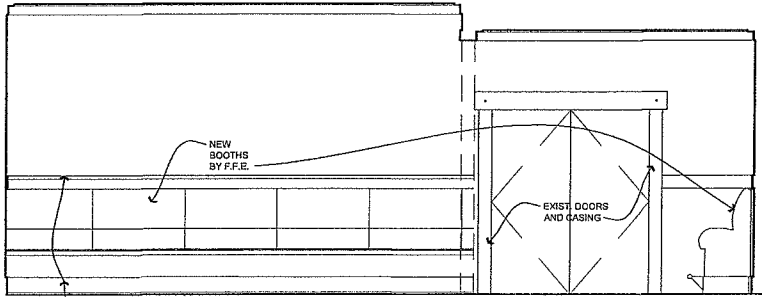
PROJECT WALL TYPE LEGEND

- BLACK WALL EXIST TO REMAIN.
- NEW WALLS TO MATCH ADJACENT WALLS
- EXIST WALL TO BE REMOVED.

UPPER LEVEL FLOOR PLAN

SCALE:
1/8"= 1'-0"

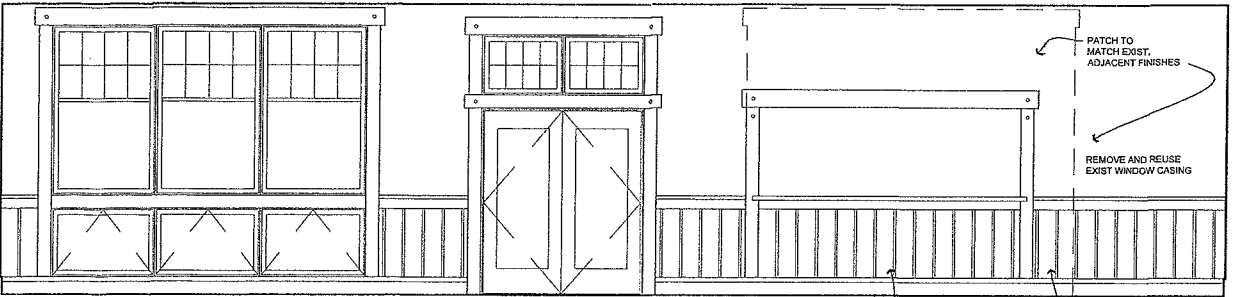
3



GOLFER GRILL NORTH ELEVATION (EXPANSION)

SCALE:
3/8"= 1'-0"

2



SIMULATOR LOUNGE BAR AND GRILL ELEVATION

SCALE:
3/8"= 1'-0"

1

Re-work E/a
Hot Cars
location

GOLF PROFORMA

	2014 Actual To Date	2015 Budget Revised	2016 Proforma	2017 Proforma	2018 Proforma	2019 Proforma	2020 Proforma
Operating Revenues:							
Sales, fees, and charges:							
Green Fees	\$ 1,409,002	\$ 1,612,000	\$ 1,612,000	\$ 1,628,120	\$ 1,644,401	\$ 1,660,845	\$ 1,677,454
Simulator	91,369	80,000	82,400	84,872	87,418	90,041	92,742
Driving range	100,060	105,000	108,150	111,395	114,736	118,178	121,724
Restaurant	292,322						
Pro shop	209,413	235,000	235,000	235,000	235,000	235,000	235,000
Rentals:							
Building	259,300	34,400	38,400	43,500	48,500	53,500	58,500
Carts	301,436	338,000	338,000	338,000	338,000	338,000	338,000
Estimated Income from restaurant		200,000	250,000	300,000	300,000	300,000	300,000
Total sales, fees, and charges	2,662,902	2,604,400	2,663,950	2,740,887	2,768,056	2,795,564	2,823,419
Miscellaneous	7,440	8,500	8,500	8,500	8,500	8,500	8,500
Total Operating Revenues	2,670,342	2,612,900	2,672,450	2,749,387	2,776,556	2,804,064	2,831,919
Operating Expenses:							
Maintenance:							
Personal services	465,475	464,208	475,813	487,708	499,901	512,399	525,209
Other charges and services	89,160	80,300	82,709	85,190	87,746	90,378	93,089
Supplies	300,331	299,750	308,743	318,005	327,545	337,371	347,492
Depreciation	217,272	233,978	233,978	233,978	233,978	233,978	233,978
Total Maintenance Expenses	1,072,238	1,078,236	1,101,243	1,124,882	1,149,170	1,174,126	1,199,768
Administration:							
Personal services	339,383	352,800	361,620	370,661	379,928	389,426	399,162
Other charges and services	506,223	475,000	489,250	503,928	519,046	534,617	550,656
Supplies	27,914	19,500	20,085	20,688	21,309	21,948	22,606
Pro Shop cost of goods sold	134,013	160,000	160,000	160,000	160,000	160,000	160,000
Depreciation	363,088	460,206	460,206	460,206	460,206	460,206	460,206
Total Administration Expenses	1,370,621	1,467,506	1,491,161	1,515,482	1,540,488	1,566,198	1,592,630
Restaurant:							
Operating Expenses	485,837	247,000					
Total Operating Expenses	2,928,696	2,792,742	2,592,404	2,640,363	2,689,658	2,740,324	2,792,398
Operating Income (Loss)	(258,354)	(179,842)	80,046	109,023	86,898	63,740	39,521
Nonoperating Revenues (Expenses):							
Investment income	3,516	(2,601)	(1,748)	753	3,253	5,475	8,003
Intergovernmental income	67,418	66,388	65,348	63,927	62,266	60,491	58,530
Gain (Loss) on disposal of assets	5,700	68,800					
Bad Debt Expense	(21,249)						
Interest and fiscal charges	(213,620)	(218,039)	(214,710)	(207,092)	(198,223)	(189,470)	(180,802)
Total Nonoperating Revenues (Expenses)	(158,235)	(85,452)	(151,110)	(142,412)	(132,704)	(123,504)	(114,269)
Change in net position	(416,589)	(265,294)	(71,064)	(33,389)	(45,806)	(59,764)	(74,748)
Net Position at Beginning of Year	8,035,312	7,618,723	7,353,429	7,282,365	7,248,976	7,203,171	7,143,407
Net Position at End of Year	\$ 7,618,723	\$ 7,353,429	\$ 7,282,365	\$ 7,248,976	\$ 7,203,171	\$ 7,143,407	\$ 7,068,659
Cash balance at end of the year	(155,534)	(193,923)	(40,842)	142,022	295,029	440,396	634,670
*** For Accounting purposes only							
Cash balance at beg year	51,643	(155,534)	(193,923)	(40,842)	142,022	295,029	440,396
+Revenues(less interest)	2,743,460	2,748,088	2,737,798	2,813,314	2,838,822	2,864,555	2,890,449
-Expenses	(3,163,565)	(3,010,781)	(2,807,114)	(2,847,455)	(2,887,881)	(2,929,794)	(2,973,200)
+Depreciation	580,360	694,184	694,184	694,184	694,184	694,184	694,184
-Capital Outlay	(79,592)	(212,718)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Capital Outlay - Morrissey	(54,819)						
Morrissey Cash Pay Out	(64,247)						
Feasibility Study		(7,500)					
-Prinicipal payment on Capital Lease		(67,280)	(91,738)	(94,114)	(96,552)	(99,053)	(25,162)
-Principal on Bonds & Internal Loans	(172,290)	(179,781)	(178,301)	(183,817)	(198,820)	(190,000)	(200,000)
Cash balance at end year w/o interest	(159,050)	(191,322)	(39,094)	141,269	291,776	434,921	626,667
Cash balance at end year with interest	(155,534)	(193,923)	(40,842)	142,022	295,029	440,396	634,670
Average cash balance	(53,704)	(173,428)	(116,508)	50,214	216,899	364,975	533,531
Estimated interest revenue	(806)	(2,601)	(1,748)	753	3,253	5,475	8,003



City Council Work Session

2.

Meeting Date: 02/24/2015

Subject: Discussion on HOPE 4 Youth Music Festival at Boulevard Park

Submitted For: Tim Himmer, Public Works Director **From:** Cher Ridout, Admin Secretary II

INTRODUCTION

HOPE 4 Youth is requesting City approval to hold a music festival at Boulevard Park to raise funds for their organization.

DISCUSSION

HOPE 4 Youth is a non-profit organization, helping high risk and homeless young people within Anoka County. In 2014, HOPE 4 Youth hosted a music festival at Sand Creek Park that raised \$60,000 for their organization. The organization coordinated and paid for services for security, police, sanitary facilities and cleanup. The City assisted in coordinating the event and provided some traffic control signage and barricades.

The organization is again planning their annual event and seeking assistance from the City. Sand Creek Park will not be available for this event with the proposed reconstruction of the park in 2015 and 2016. HOPE 4 Youth is requesting City consideration to hold the event at Boulevard Park adjacent to the Coon Rapids Ice Center.

HOPE 4 Youth is suggesting the one day event could be held on July 18, July 25, August 1, or August 8. Approximately 2,000 people attended the music festival which could create parking and traffic issues near Boulevard Park. The City does not own the overflow parking in this area. Permission would have to be obtained from area businesses like the Family Service Center Mall and Anoka Ramsey Community College. The organization anticipates this years attendance could be between 1,500 - 3000 people at any time during the 6 hour event.

Attached is a letter from Matthew Fischer, HOPE 4 Youth Event Chair, with more details about the event and their organization.

RECOMMENDATION

Staff is seeking direction from Council on how to proceed with this request for use of City facilities and assistance in coordinating the HOPE 4 Youth event.

Attachments

HOPE 4 Youth Letter



2665 4th Ave N, Suite 40
Anoka, MN 55303

763-323-2066
info@hope4youthmn.org

WWW.HOPE4YOUTHMN.ORG

TO: City of Coon Rapids

FR: Matt Fischer

DT: January 26, 2015

RE: HOPE 4 Youth & Rum River Music Fest

First, the HOPE 4 Youth team would like to thank the City of Coon Rapids and all affiliated vendors, contractors and residents for making the 2014 fundraiser and friend raiser, Rum River Music Fest, a success. Last year we held the inaugural event at Sand Creek Park on July 19th with the support and accommodation from the City of Coon Rapids. We were able to raise over \$60,000. More than 1,500 guests enjoyed three musical acts. Our proud partners The North Star Lions provided concessions.

As you know, HOPE 4 Youth is a 501c3 nonprofit serving youth experiencing homelessness in Anoka County. More than 450 young people age 23 and younger have come through the doors of the Drop-in Center currently located in Anoka, Minnesota. The organization has tremendous community support in the Anoka County area and many of its donors and supporters are Coon Rapids residents and businesses.

Our organization would once again like to host its annual fundraiser "Rum River Music Fest", in which 100% of the proceeds go to support at risk and homeless youth within Anoka County. This year we ask again for the city to support the music fest as we seek to host the event at Boulevard Park in Coon Rapids. We are flexible based on the city's wishes but the dates we are considering include these Saturday dates: July 18, July 25, August 1, or August 8th. Like last year, HOPE 4 Youth would be organizing and providing the following to ensure a safe and enjoyable event for those in attendance.

- Live music in the evening
- Concessions and Beer sponsored by the North Star Lions Club of Coon Rapids
- Temporary fencing suitable for the location
- Uniformed police presence as recommended by the Coon Rapids Police Department
- Sanitation facilities
- Parking coordination
- Volunteers to setup, run, and clean up after the event (150+)
- Marketing event and location with local radio, print, and web media
- Appropriate licensing and insurances



2665 4th Ave N, Suite 40
Anoka, MN 55303

763-323-2066
info@hope4youthmn.org

WWW.HOPE4YOUTHMN.ORG

We are anticipating attendance of 1,500 – 3,000 at various times during the 6-hour event. Our budget will exceed \$25,000 for this event.

From the City of Coon Rapids we would ask for guidance on event layout and coordination, barricades, cones, and irrigation markings.

This would once again be a great opportunity for the City of Coon Rapids to take the lead in helping an organization that helps our at risk youth as well as marketing Boulevard Park by bringing in an attraction that brings in guests from all parts of the Metro.

We appreciate your consideration and look forward to answering any questions or concerns.

Sincerely

Matthew Fischer
HOPE 4 Youth Event Chair